

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE EASTERN DISTRICT OF PENNSYLVANIA**

IN RE: Karen T. Jarrell-Robinson
Wendell M. Robinson

Debtor(s)

CHAPTER 13

U.S. Bank, N.A., successor trustee to LaSalle Bank
National Association, on behalf of the holders of Bear
Stearns Asset Backed Securities I Trust 2007-HE2,
Asset-Backed Certificates Series 2007-HE2

Movant

NO. 20-13484 MDC

vs.

Karen T. Jarrell-Robinson
Wendell M. Robinson

Debtor(s)

11 U.S.C. Section 362

Kenneth E. West

Trustee

**MOTION OF U.S. Bank, N.A., successor trustee to LaSalle Bank National Association, on
behalf of the holders of Bear Stearns Asset Backed Securities I Trust 2007-HE2, Asset-Backed
Certificates Series 2007-HE2
FOR RELIEF FROM THE AUTOMATIC STAY
UNDER SECTION 362**

1. Movant is U.S. Bank, N.A., successor trustee to LaSalle Bank National Association, on behalf of the holders of Bear Stearns Asset Backed Securities I Trust 2007-HE2, Asset-Backed Certificates Series 2007-HE2.

2. Debtor(s) is/are the owner(s) of the premises 618 West South Ave, Glenolden, PA 19036, hereinafter referred to as the mortgaged premises.

3. Movant is the holder of a mortgage, original principal amount of \$210,900.00 on the mortgaged premises that was executed on November 22, 2006. The Mortgage has been assigned as follows: Mortgage Electronic Registration Systems, Inc. ("MERS") As Nominee for Weichert Financial Services to U.S. Bank National Association, As Trustee, Successor in Interest to Bank of America, National Association as Successor by Merger to Lasalle Bank National Association, as Trustee for Certificateholders of Bear Stearns Asset Backed Securities I LLC, Asset-Backed Certificates, Series 2007-HE2 filed on March 8, 2012 at Book 05080-0366 in Delaware County.

4. Kenneth E. West, is the Trustee appointed by the Court.

5. The commencement and/or continuation of the mortgage foreclosure proceedings by reason of non-payment of monthly mortgage payments were stayed by the filing of a Chapter 13 Petition in Bankruptcy by the Debtor(s).

6. Debtor(s) has/have failed to make the monthly post-petition mortgage payments in the amount of \$1,110.83 for the months of December 2021 through January 2022. The debtor's suspense balance is \$1,027.67.

7. In addition to the other amounts due to Movant reflected in this Motion, as of the date hereof, in connection with seeking the relief requested in this Motion, Movant has also incurred legal fees and legal costs. Movant reserves all rights to seek an award or allowance of such fees and expenses in accordance with applicable loan documents and related agreements, the Bankruptcy Code and otherwise applicable law.

8. The total amount necessary to reinstate the loan post-petition is \$1,193.99 (plus attorney's fees & costs if applicable).

9. Movant is entitled to relief from stay for cause.

10. Movant further seeks relief in order to, at its option, offer, provide and enter into any potential forbearance agreement, loan modification, refinance agreement or other loan workout/loss mitigation agreement. Movant may contact Debtor(s) via telephone or written correspondence to offer such an agreement. Any such agreement shall be non-recourse unless included in a reaffirmation agreement.

11. This motion and the averments contained therein do not constitute a waiver by Movant of its right to seek reimbursement of any amounts not included in this motion, including fees and costs, due under the terms of the mortgage and applicable law.

WHEREFORE, Movant prays that an Order be entered modifying the Stay and permitting Movant to proceed with its mortgage foreclosure on the mortgaged premises, and to allow the Sheriff's Grantee to take any legal action to enforce its right to possession of the mortgage premises. Further, Movant prays that an Order be entered awarding Movant the costs of this suit, reasonable attorney's fees in accordance with the mortgage document and current law together with interest.

/s/ Rebecca A. Solarz, Esq.

Rebecca A. Solarz, Esquire
KML Law Group, P.C.
BNY Mellon Independence Center

701 Market Street, Suite 5000
Philadelphia, PA 19106
Phone: (215)-627-1322
Attorneys for Movant/Applicant